

ORDINANCE 85 - 35

To Amend the Bloomington Zoning Maps from RS to RS/PUD
and Grant Outline Approval for the PUD

RE: 1200 Block E. Hillside Drive (Nosco Construction)

WHEREAS, the Common Council passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, RS/PUD-55-85 and recommended that the petitioner, NOSCO CONSTRUCTION, be granted an amendment to the Bloomington zoning maps and requests that the Common Council consider their petition for rezoning of certain property:

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 that the zoning be changed from RS to RS/PUD for property located at 1200 E. Hillside Drive, and more accurately described as follows:

A part of the Northeast quarter of the Northeast quarter of Section 9, Township 8 North, Range 1 West; and a part of the Northwest quarter of the Northwest quarter of Section 10, Township 8 North, Range 1 West, bounded and described as follows, to-wit: Commencing at a point on the North line of Section 10, 470 feet East of the Northwest corner of said Section, running thence South 547 feet to a stone, thence West 790 feet, more or less to a stone, thence North 147 feet to the South line of the John Lake property, thence West 10 feet, thence North 400 feet more or less to the North line of Section 9, thence East 800 feet more or less to the place of beginning, containing 10 acres, more or less, except four acres more or less, out of the Northwest corner of the above described tracts, bounded as follows, to-wit: Commencing at a point in the line drawn from a point in the North line of Section 10, Township 8 North, Range 1 West, 290 feet East of the Northwest corner of said Section 10, and running Southwesterly on a curve to the West for 11 degrees and 24 minutes, which beginning point of said four acre tract is 25 feet south of the said North line of said Section 10, thence Southwesterly on said curve line to a point 599 feet, measuring on said curve line from said North line of said Section 10, thence South 81 degrees West 180 feet to the West line of said ten acres above described herein, thence North along said West line of said ten acres 400 feet to the North line of said Section 9, thence East on said North line to a point 11 feet West of the Northeast corner of said Section 9, thence South 25 feet to a point, thence East and parallel with the North line of said Section 9 and 10 and 25 feet therefrom to the place of beginning of the boundary of said four acres.

Also conveying the following described parcel:

A part of the Northwest quarter of the Northwest quarter of Section Ten (10), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point which is Ninety-eight (98) feet East and Twenty-five (25) feet South of the Northwest corner of said Section; running thence North Eighty-eight (88) degrees Thirty (30) minutes East for a distance of One Hundred Ninety-two (192) feet over and along the South right of way line of Hillside Drive; running thence Southwesterly over and along an Eleven (11) degree Twenty-four (24) minute curve to the right for a distance of Three Hundred Fifty-eight and Eighty-three hundredths (358.83) feet, thence North one (1) degree Thirty (30) minutes West for a distance of Two Hundred Eighty-five and twenty-one hundredths (285.21) feet and to the place of beginning. Containing Seventy-five Hundredths (0.75) acre, more or less.

Including: Lots 29, 30 and 31 of Huntington Park Addition in Township 8 North Range 1 West; Northwest quarter of Section 10.

SECTION II: Through the authority of IC 37-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the above described parcels be designated a planned unit development.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the 7 day of Aug., 1985.

Patricia A. Gross
PATRICIA A. GROSS, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 8 day of Aug., 1985.

Patricia Williams
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 9 day of Aug., 1985.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

Approval of this ordinance would designate the area in the 1200 Block of E. Hillside Drive (described in the above legal description) as a RS/PUD. Approval would also confer outline plan approval for the site.

- 8/9/85 Signed copies
1. Blatners up Bynum. Group
 2. Planning
 3. Engineering
 4. Legal
 5. Recorder

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 85- , is a true and complete copy of Plan Commission RS/PUD-55-85 Case Number which was given a recommendation of approval by a vote of 10 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on July 15, 1985.

Timothy A. Mueller
Planning Director

Date: July 3, 1985

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 3 day of July, 1985.

Patricia Williams
Patricia Williams, City Clerk

Appropriation Ordinance # _____ Fiscal Impact Statement # _____ Resolution# _____
Ordinance

Type of Legislation:

Appropriation _____	End of Program _____	Penal Ordinance _____
Budget Transfer _____	New Program _____	Grant Approval _____
Salary Change _____	Bonding _____	Administrative Change _____
Zoning Change <u>X</u> _____	Investments _____	Short-Term Borrowing _____
New Fees _____	Annexation _____	Other _____

RS to RS/PUD

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____
Unforeseen Need _____

Emergency _____
Other _____

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1 _____	\$ _____	\$ _____
Revenue to Date _____		
Revenue Expected for Rest of year _____		
Appropriations to Date _____		
Unappropriated Balance _____		
Effect of Proposed Legislation(+/-) _____		
Projected Balance _____	\$ _____	\$ _____

Signature of Controller _____

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes _____ No X

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

The property currently has city services.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible.
(Continue on second sheet if necessary)

Agency submitting legislation Planning Department

By Timothy Mueller

Date July 3, 1985

